

**General Plan 2020  
Interest Group Committee Field Trip Notes  
August 13, 2001**

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**Interest Group Committee:**

Carolyn Chase	Citizens for Transportation Choices
Diane Coombs	Citizen Coordinate for Century 3
Eric Bowlby	Sierra Club
Greg Lambron	Helix Land Company
Jim Whalen	Alliance for Habitat Conservation
Liz Higgins	San Diego Association of Realtors
Lynne Baker	Endangered Habitats League
Matt Adams	Building Industry Association
Tom Mullaney	Buena Vista Audubon Society

**Public at Large:**

Brent McDonald	Caltrans
Chuck DeMund	Ramona
David Pallinger	Monte Vista Ranch
Jan Van Dierendonck	Ramona
Margarette Morgan	Bonsall Planning Group
Mary Allison	USDRIC
Mike Thometz	MERIT
Parke Troutman	UCSD
Rick Smith	Lakeside
Ron Sullivan	
Sam Mitchell	Ramona
Mrs. Sam Mitchell	Ramona
Scott Molloy	Alliance for Habitat Conservation

**Tour Guides:**

Dutch Van Dierendonck Ramona Planning Group

**County:**

Karen Scarborough (DPLU, group facilitator)  
Tom Oberbauer (DPLU)  
Michelle Yip (DPLU)  
Eli Barbosa (DPLU)  
Thuy Hua (DPLU)



SUBDIVISION WEST OF GRASSLANDS

JAN VAN DIERENDONCK: How does the MSCP map relate to open space areas?

TOM OBERBAUER: 20-30% of the grasslands contain native species. Although it is not a high percentage, it can be restored.



OVERVIEW OF GRASSLAND AREA

SAM MITCHELL: It would be a good eco-tourism area.

DAVID PALLINGER: How does this field trip relate to GP 2020?

DUTCH VAN DIERENDONCK: We want to work with both the Steering Committee and the Interest Group. This is an attempt to demonstrate how each individual community feeds into the overall General Plan.

JIM WHALEN: By coming out to the communities, we are able to see whether or not the concepts actually fit the community. Clustering may look good to some and bad to others.

CHUCK DeMUND: You can see the ranchette sprawl of the 4 acre subdivisions.



TOM OBERBAUER

DUTCH VAN DIERENDONCK

DUTCH VAN DIERENDONCK: The grasslands area is 7000 acres large. We want to preserve it and unfortunately it is not covered under MSCP. The area below Hwy 67 has been preserved.

TOM OBERBAUER: Everything southwest of Dye Road is MSCP. This grasslands area contains 425 different species of plants and animals. Kangaroo rats, a federally endangered species, were found to occupy this area when the expansion of the airport was being considered. Among the species and species habitat here are the golden eagles, arroyo toads, and vernal pools. The Board of Supervisors wanted to find ways to acquire funding for the acquisition of this area.



CLOSER VIEW OF GRASSLAND AREA

JAN VAN DIERENDONCK: The grasslands is also a birdwatching area. During the migratory season, many different types of birds either fly through this area or nest here. Ten acres have been purchased through a grasslands project.

SOMEBODY: Waste water is sprayed over this area.

LYNNE BAKER : How much of this area is on the CWA line?

CHUCK DeMUND: Less than 50% is on sewer in Ramona.

JIM WHALEN: To address the problem of water supply, how would you deal with water and sewer if the grasslands are protected?

CHUCK DeMUND: People in the grassland area are on well water.

DUTCH VAN DIERENDONCK: Have to remember that this is a watershed that supplies the San Pasqual Valley and Lake Hodges. Planning must be resource based.



CLOSER VIEW OF GRASSLAND AREA

LYNNE BAKER: What kind of filtration is used to spray secondary water? How does the grasslands function as a filter?

TOM OBERBAUER: There isn't enough material being sprayed to have negative impacts.

JIM WHALEN: How deep is the shallowest well?

DUTCH VAN DIERENDONCK: Most are going 1100 feet deep for usable water.



**PINE ST. TO THE LEFT**

**DUTCH VAN DIERENDONCK:** Under GP 2020, this area is going under 4 acre parcels. There are many horse trails.

**CHUCK DeMUND:** Four acres of agriculture can be successful small farms. There is a ground cover nursery that does quite well on four acres. Not every splittable parcel will be split, so you cannot predict such high populations.



**VIEW OF MONTECITO RANCH FROM PINE ST.**

**JAN VAN DIERENDONCK:** Four acre parcels are good for this area.

**DUTCH VAN DIERENDONCK:** It demonstrates the possibility of building on slopes and ridgelines. It is also a possible bypass area connecting to Hwy 78.



**VIEW OF MONTECITO RANCH FROM PINE ST.**

There are 900 units here on 366 acres.



**EXISTING BUILT HOMES**

**DUTCH VAN DIERENDONCK:** There are 300 homes on half acre lots and built on a lot of slope. This is what Ramona does not want. 600 acres have been developed and another 600 have been set aside. This is not rural character.



**SUBDIVISIONS FOR NEW HOMES**

**JIM WHALEN:** Community character is not just the size of lots. Openness has a lot to do with the character. How does the developer walk the fine line of leaving enough open space and development? Possibly more money should go into the design of houses on smaller lots with more open space. Since many people have problems with the look of cookie-cutter homes, the investment in its design would deter from this. People don't hate small lots. It's their look they have a problem with.



**POCKET PARK IN RYLAND HOMES AREA**

DUTCH VAN DIERENDONCK: This is a 10-year subdivision. There is no large animal keeping in this area.

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## **RAMONA – STOP 5 | SADDLECREEK**



**SADDLE CREEK OVERLOOKING VALLEY OF HIGH DENSITY**

DUTCH VAN DIERENDONCK: There are 67 homes built on 300 acres. It is an MSCP area that has no water. The street we drove up on only has 2 inches of blacktop. Buses and trucks are not able to travel this street. Builders don't consider the needs of the community. They haven't done anything for the community. The kids who live in this area have to be bused down by their parents to the bottom of the hill to be picked up by the school bus. Money from developers on each home is not enough to cover the education cost. It is estimated that it costs \$6500 for each student and the developer only covers \$5500.





**SADDLE CREEK**

**MATT ADAMS:** Where is the shortfall in infrastructure?  
**DUTCH VAN DIERENDONCK:** Schools, roads, water, etc.

**MATT ADAMS:** Has there been any polls on the Ramona residents on how they feel about the development?

**DUTCH VAN DIERENDONCK:** The workshop on Saturday showed more togetherness than we thought. The newspaper usually shows an equal split.

**DUTCH VAN DIERENDONCK:** If we built on our legal parcels, we would hit 50,000 people. If we included the SPA's, it would be 70,000.

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**LAKESIDE – STOP 1 | HWY 67 AND MAPLE VIEW ST.**



RICK SMITH: This is the main largest intersection here in Lakeside.



RICK SMITH: It is a big bottleneck at this intersection every morning and evening from commuters coming in and going out.



RICK SMITH: Medium industrial companies wanted to locate here but the San Diego River is nearby.





RICK SMITH: This is the only natural lake in the San Diego County. In the background, you can see the Helix Water District. Nearby are numerous multi-family units. The CWA line runs right through Lakeside.

JIM WHALEN: Are there any areas ready for development?

RICK SMITH: Not really. Only a few plans have been submitted but not yet built out. There aren't any really large parcels in Lakeside for development except for one patch of land but it is a biological area.

DIANNE COOMBS: Are there any redevelopment or historical preservation sites?

RICK SMITH: There aren't any in the works but the town center is right for mixed use. It should be redeveloped.



PROXIMITY OF HIGH DENSITY TO SHOPPING CENTER

RICK SMITH: There is high density housing right behind the shopping center. The Rocky Home Plaza area is an SPA where there is a commercial strip with a lot of apartments in the back.



HIGH DENSITY NEXT TO SHOPPING CENTER

ERIC BOWLBY: It is set up as big block fashion with bad designing. It is not a walkable community.

RICK SMITH: All of Woodside can be redeveloped.



RICK SMITH: This area has substandard roads. It is inadequate for the high density development that exists in this area. The driving loop up to Woodside Avenue shows the typical high density pattern and terrain.

